

United States Department of the Interior
National Park Service

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Ware Shoals Inn
other names/site number _____

2. Location

street & number 1 Greenwood Avenue North not for publication N/A
city or town Ware Shoals vicinity N/A
state South Carolina code SC county Greenwood code 047 zip code 29692

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

Elizabeth M. Johnson, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper _____ Date of Action _____

- ___ entered in the National Register
___ See continuation sheet.
- ___ determined eligible for the
National Register
___ See continuation sheet.
- ___ determined not eligible for the
National Register
- ___ removed from the National Register
- ___ other (explain): _____

Ware Shoals Inn
Name of Property

Greenwood County, South Carolina
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed

in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: Domestic

Subcategory: Hotel

Current Functions

(Enter categories from instructions)

Category: Vacant/Not In Use

Subcategory: _____

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & 20th Century Revivals:
Colonial Revival; Late 19th & 20th
Century American Movements:
Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation Brick
walls Stucco
Brick
roof Asphalt
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- ☐ a owned by a religious institution or used for religious purposes.
- ☐ b removed from its original location.
- ☐ c a birthplace or a grave.
- ☐ d a cemetery.
- ☐ e a reconstructed building, object, or structure.
- ☐ f a commemorative property.
- ☐ g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Industry

Period of Significance

1923-1957

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository:
S.C. Department of Archives & History

Ware Shoals Inn
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10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 17 385366 3806345

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John C. Blythe, Jr.
organization date 14 September 2007
street & number 111 Vienna Street telephone (864) 459-8170
city or town Abbeville state SC zip code 29620

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Vision Ware Shoals LLC
street & number 2879 Highway 160 West telephone (704) 957-3782
city or town Fort Mill state SC zip code 29708

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Ware Shoals Inn
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The Ware Shoals Inn is a three-story brick building with a partial basement. The modified V-shaped building faces east, with a massive raised porch at its truncated vertex. Exterior walls of the lower level are finished in dark brick, while the upper two floors feature light-colored stucco. This design and the site's sloping topography enhance the building's dominance at one of the town's most prominent intersections. Although the Inn has undergone several renovations and suffered a fire since its construction in 1923, the interior retains a high level of integrity, and the original exterior appearance is virtually intact.

Located at the point where three major streets intersect, the Ware Shoals Inn was built on a wedge-shaped lot bounded by West Main Street on the southeast and North Greenwood Avenue on the northeast. Saluda Avenue also extends north from this intersection. The hotel takes full advantage of this situation, with wings extending along both Main and Greenwood. Instead of designing a true V-shaped building to fit the space, the architect truncated the point and in its place added a monumental portico that forms a critical focal point for the town. This effect is further enhanced by placing the main entrance on the second level and by adding a prominent flight of steps that lead from the sidewalk to the porch.

The Ware Shoals Inn is constructed of brick, with exterior walls of the upper two levels finished in light-colored stucco. The lower level features dark, textured brick to create the effect of a two-story building on a raised foundation. Brick is also used on the upper two levels for ornamental purposes, as surrounds for windows and doors, and as quoins at the corners.

The main entrance, originally composed of three sets of double doors with transoms, is centrally located on the middle level. A secondary entrance at ground level is located beneath the porch at the Greenwood Avenue elevation. Single, double-hung windows are evenly spaced throughout the building. Most of the middle- and upper-level windows have eight-over-eight lights. The building has a hipped roof that terminates in gabled parapets at the end of each wing. There is a deep overhang with exposed rafter ends. A gabled dormer with four rectangular louvered vents pierces the front roof slope, adding further emphasis to the main entrance. There are two interior brick chimneys.

The building's façade is nine bays wide, the central five-bay section of which projects slightly to intersect with the porch. The porch itself is supported by massive brick piers, enclosed at ground level with fixed-glass and double-hung windows. The wide flight of steps leading to the porch is constructed of concrete and brick, surmounted by concrete coping along the sides, and with triangular windows beneath to admit light. The porch has four brick pillars and two corresponding pilasters with concrete bases and caps. There is an ornamental wrought-iron rail, tile floor, and plaster ceiling. The flat porch roof features a terra cotta cornice with dentil molding and a brick parapet. Applied to the fascia above the steps is the name "Ware Shoals Inn" and date "1923."

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The gable end of each wing has a single window on each level, providing access to a metal fire escape. There is a single rectangular louvered vent in each gable. A two-story gabled addition projects from the center of the rear elevation, incorporating design elements of the main section (such as brick exterior on the ground level and stucco above).

The interior layout is typical of a small hotel of that era, with a centrally located lobby and reception area, and corridors providing access to rooms on each side.

The main lobby is dominated by a large inglenook directly opposite the front doors. The original exposed brick, segmental arch, high wainscoting, plaster walls, and built-in benches remain largely intact. Other public areas, such as hallways and stairwells, feature plaster ceilings and walls with beaded wainscoting and a chair rail. Single doors with transoms provided access to guest rooms. Many of the doors have been replaced or are missing, and most transoms have been closed. The simple surrounds typically are original and intact. Stairs feature wood steps and plain wood railings. Floors throughout the building are wood, with tile in the lobby area.

In addition to the main level lobby, the Inn had public meeting rooms on each level. On the upper level, directly above the lobby, and overlooking the roof of the porch, was the Bamboo Room, so named for the furniture that once was located there. On the ground level, in the Greenwood Avenue wing, was the Radio Room, similarly named for its most noteworthy feature. Also on the ground level, directly beneath the lobby, is the dining room, with kitchen to the rear.

Sections of the interior have been altered due to deterioration, fire, and renovation projects. Neglect and vandalism in recent years also have compromised original material. Typical changes include damaged plaster, missing doors, dropped ceilings, and rotted floors. In each case, sufficient material remains in other areas of the building to convey the original design. None of the alterations is substantial enough to compromise the overall integrity of the Inn.

The building itself occupies the majority of the nominated property. A paved parking area is located to the rear. There are no outbuildings or landscaped areas associated with the Inn. Neighboring properties include a row of townhouse apartments (approximately the same age as the Inn), commercial buildings, a church, the community building (Katherine Hall), and town park.

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Ware Shoals Inn
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The Ware Shoals Inn is significant for its association with the textile industry in South Carolina and for its prominent role in the life of the Ware Shoals community. Built by the Ware Shoals Manufacturing Company in 1923, the Inn served for decades as a center of activity in the village. The building incorporates elements of popular architectural styles of the period and is situated at one of the more visible locations in town. Possessing a high degree of architectural integrity, the Inn has become even more prominent as a symbol of the town's past since the destruction of the Ware Shoals Mill buildings.

Historical Background and Significance:

The Ware Shoals Manufacturing Company was chartered in 1902 and soon began construction of a textile mill and village along the Saluda River at the northern tip of Greenwood County. In 1905, Benjamin D. Riegel of New York obtained a substantial interest in the company, and under his direction the business and community experienced great growth.¹

As its textile operations and manufacturing plants expanded, the company also oversaw the addition of religious, recreational, and other facilities to serve the community, its citizens, and visitors. One such building was the Ware Shoals Inn.

The current building replaced an earlier inn of frame construction, which was located nearby. After the new brick inn was completed, the old building was converted to apartments. It is no longer standing.²

The Inn was built by and for the Ware Shoals Manufacturing Company as an integral part of its development of the community. Even though it was a public establishment, one of the hotel's principal uses from the beginning was to provide lodging for persons having business with the mill and its employees. The Inn, along with the Riegel House (no longer extant), served as home away from home for company executives visiting from the headquarters in the northeast.³

Construction appears to have begun in late 1922. The *Index-Journal*, a newspaper published in the county seat of Greenwood, printed a story entitled "Ware Shoals Is On A Boom" in its issue of 11 March 1923. It stated in part, "The hotel, begun here several months ago is beginning to look like a hotel should and when completed it will be one of the best equipped and modern hotels to be found

¹ Town of Ware Shoals, South Carolina. *From Hill to Dale to Hollow: Ware Shoals, South Carolina* (Columbia: R. L. Bryan, 1983), p. 1.

² *Ibid.*, p. 30; Tom Camack, *If I Could Go Back: Collected Newspaper Articles*, edited by Helen S. Camack. (Ware Shoals, S.C.: Tom Camack, Jr., 2001), pp. 66-67.

³ Camack, pp. 66-67.

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even in the larger cities. It will have around fifty rooms with hot and cold water and baths and steam heat. It is hoped that the building will be completed by May.”⁴

That prediction was accurate, as the 29 April 1923 edition featured a lengthy article entitled “Ware Shoals Handsome New Hotel Reflects Rapid Growth of Mill Community the Past Few Years.” After giving a summary of the first two decades of the Ware Shoals Mill community, it reported, “Another recent building that has been added to Ware Shoals is a large fifty room hotel, completed and opened up this week. The hotel is furnished lavishly throughout and is uniform and offers the best hotel accommodations to be found anywhere, even in the large cities. Fifty bed rooms [sic] with baths, hardwood floors, dining room and electric kitchen is its capacity. The hotel is a beautiful structure, in a central part of the village and an ideal location. ...” The formal opening of the Inn took place on May 3, with Mr. Riegel and other officials from New York in attendance.⁵

Once opened, the hotel offered lodging not only to travelers. New employees of the mill, including married couples and their children, also found a temporary home at the Inn while waiting for a permanent house or apartment to become available in the village. Schoolteachers rented rooms by the month during the academic term, many maintaining their residence there for years.⁶

In addition to lodging, the Ware Shoals Inn provided other amenities to guests and local citizens. It had a public dining room and smaller meeting rooms. Two popular spots were the Bamboo Room on the upper floor above the lobby and the Radio Room down the hall from the dining room on the ground level. The former took its name from the type of furniture it contained and was a much-desired venue for receptions and other small gatherings. The latter was a popular site for those interested in hearing news and entertainment from abroad.⁷

In 1929, Dr. B. R. Johnson was advertising his services as a dentist with an office in the Ware Shoals Inn. That same year, Dr. D. W. Daniel of Clemson College spoke to the organizational meeting of a group of “about sixty overseers, superintendents, second hands and bosses” in the Radio Room, followed by a dinner in the dining room. In 1930, the Inn was invited to join the Southern Association of Hotels. Newspapers of that period report that the hotel hosted meetings of the Goodfellows Club, American Legion, and other groups. It also was a popular site for weddings and receptions.⁸

⁴ *Index-Journal* (Greenwood, S.C.), 11 March 1923.

⁵ *Index-Journal* (Greenwood, S.C.), 29 April 1923, 2 May 1923, 4 May 1923; *The Laurens Advertiser* (Laurens, S.C.), 9 May 1923.

⁶ *From Hill to Dale to Hollow*, p. 30; Camack, p. 67.

⁷ Camack, pp. 67-68.

⁸ *Ware Shoals Life* (Ware Shoals, S.C.), representative issues; see 4 July 1929, 11 July 1929, 13 March 1930, 24 April 1930, and 4 September 1930.

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Even though the Inn always had a steady stream of regular visitors and part-time residents, it remained a public hotel and advertised as such. A postcard, presumed to date from the 1930s, touted its appeal:

52 Rooms

Fire-proof

Steam Heat

WARE SHOALS INN
WARE SHOALS, S.C.
Located on Greenville-Augusta Highway

The Ware Shoals Inn is one of the newest and most modern hotels in the Northwestern part of South Carolina. In addition to 52 modern rooms, most of them with private bath, every room is an outside room well ventilated. Free Garage service for hotel guests.

The Ware Shoals Inn maintains an excellent dining room where the civic clubs meet regularly. It is a member of the Southern Hotel Association. It is operated on American and European plan. Special rates quoted by week or month. Rates from \$1.50 up.

Owned and operated by Ware Shoals Mfg. Co.⁹

The Inn continued to operate for decades, even as the textile industry was undergoing changes. Its value to the company was underscored in 1946, when the assets of Ware Shoals Manufacturing Company were transferred officially to the Riegel Textile Corporation. In doing so, a decision was made to divest the company of certain properties, including churches, manses, schools, the community building (Katherine Hall) and pool, and the post office. The Inn was retained, along with the mill buildings, houses, and other improvements. By implication, it appears that the directors of the company had decided that the Inn still played an integral role in mill operations.¹⁰

Newspapers from the late 1940s indicate that the Ware Shoals Inn continued to enjoy a prominent place in the life of the community. It was the site of regular dinner meetings of the Lions Club, and was often the chosen place for wedding receptions and rehearsal dinners. In 1947, a flower contest held at the Ware Shoals Inn led to the creation of the Friendly Garden Club, which continued to hold its regular meetings there.¹¹

⁹ Asheville Post Card Co., "Ware Shoals Inn." Asheville, N.C.: no date (ca. 1930s).

¹⁰ Greenwood County Deed Book 72, pp. 573-575; Greenwood County Plat Book 3, p.36-B, Greenwood County Clerk of Court, Greenwood, S.C.

¹¹ *Ware Shoals Life* (Ware Shoals, S.C.), representative issues; see 30 January 1947, 13 February 1947, 29 May 1947, 24 July 1947, 31 July 1947, 7 August 1947, 4 September 1947, 16 October 1947.

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Four decades after its opening, the Inn retained its reputation as a popular place for community activities. In February of 1964, the town newspaper reported that a well-attended Father-Son banquet of the local Boy Scout troop was held at the Ware Shoals Inn.¹²

By 1971, however, times had changed, and Riegel decided to sell the Inn. In announcing the June 12 closing, a company official stated, "Although the Inn has served the community well over the years, it can no longer be operated efficiently. Therefore rather than investing further in a building that needs so much improvement to be modern, we believe it is better to step aside and allow modern hotel facilities to meet those needs."¹³

The Inn gained a reprieve when Riegel Textile Corporation sold the property that year to Tom and Mildred Clamp, who continued to operate it as the Ware Shoals Inn. The Clamps immediately began a renovation that included exterior painting, new boiler system, remodeled dining room, and new glass doors and windows for the lobby.¹⁴

Eventually, the Inn closed for good. Ownership passed through several hands until April 2006, when Vision Ware Shoals, LLC, purchased the Inn, with plans to convert it to apartments.¹⁵

The Ware Shoals Inn is significant architecturally as an expression of the textile company's influence on the design of a building that is not traditionally associated with mill villages. The massing and form are straightforward and efficient, with few features that are solely decorative in nature. Even so, the Inn's design incorporates elements of the Arts and Crafts movement and Colonial Revival style to set it apart from the manufacturing facilities nearby. The end result is a building that is distinctive from, yet blends well with, its surroundings.

The placement of the building at a prominent intersection, with an elevated entrance facing the corner, also commands attention. The building not only is aesthetically pleasing individually; it also fits well into the village, complementing the industrial buildings on one side and the residential sections of town on another.

¹² *Ware Shoals Life* (Ware Shoals, S.C.), 30 January 1964, 13 February 1964.

¹³ *Ware Shoals Life* (Ware Shoals, S.C.), 18 March 1971, 25 March 1971.

¹⁴ *Ware Shoals Life* (Ware Shoals, S.C.), 3 June 1971, 29 July 1971, 12 August 1971.

¹⁵ Greenwood County Deed Books, Volume 230, pp. 298-300-A; Volume 303, pp. 933-935; Volume 331, p. 413; Volume 339, p. 226; Volume 807, pp. 222-225; Volume 968, pp. 307-323.

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Major Bibliographical References

Asheville Post Card Co. "Ware Shoals Inn." (Postcard) Asheville, N.C.: no date (ca. 1930s).

Bowen, Ann Herd. *Greenwood County: A History*. Greenwood, SC: The Museum. 1992.

Camack, Tom. *If I Could Go Back: Collected Newspaper Articles*. Edited by Helen S. Camack. Ware Shoals, S.C.: Tom Camack, Jr., 2001.

Greenville News. Greenville, S.C. 3 February 1989.

Greenwood County, S.C. Office of Clerk of Court. Deed books 72, 230, 303, 331, 339, 807, and 968. Plat books 3 and 6.

Index-Journal. Greenwood, S.C. 11 March 1923, 28 March 1923, 12 April 1923, 29 April 1923, 2 May 1923, 4 May 1923, 5 February 1989.

The Laurens Advertiser. Laurens, S.C. 9 May 1923.

The Shoals. Ware Shoals, S.C. Volume 2, Number 4. December 1944.

Town of Ware Shoals, South Carolina. *From Hill to Dale to Hollow: Ware Shoals, South Carolina*. Columbia, S.C.: R. L. Bryan, 1983.

W. M. Cline Co. "The Ware Shoals Inn." (Postcard) Chattanooga, Tenn.: no date (ca. 1950s).

Ware Shoals Life. Ware Shoals, S.C. Representative issues 1929-1930, 1947-1979.

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Verbal Boundary Description

The Ware Shoals Inn property is shown on the attached Greenwood County property tax map designated as parcel #6923-383-562. It is bounded on the northeast by North Greenwood Avenue, on the southeast by West Main Street, and on the west by vacant and developed land owned by others.

Boundary Justification

The boundary represents that parcel of land historically associated with the Ware Shoals Inn property from the time that it was subdivided from other lands of the Ware Shoals Manufacturing Company (Riegel Textile Corporation). It includes the Inn building and a surface parking area to the rear.

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Section number PHOTOGRAPHS Page 13 Ware Shoals Inn
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The following information is the same for each of the photographs:

Name of Property: Ware Shoals Inn
Location of Property: Greenwood Avenue, North
Ware Shoals, Greenwood County, South Carolina

Name of Photographer: John C. Blythe, Jr.
Date of Photographs: 5 April 2007
Location of Original Negatives: S.C. Department of Archives and History, Columbia, S.C.

1. North Greenwood Avenue wing, facing S
2. Facade, facing W
3. West Main Street wing & facade, facing NW
4. West Main Street wing, Facing NE
5. Rear Elevation, facing E
6. Main Lobby, showing Inglenook and passageways to Guest Rooms
7. Inglenook
8. Stairwell serving West Main Street wing, taken from Main Lobby
9. Corridor in West Main Street wing
10. Bamboo Room, facing N
11. Stairwell serving West Main Street wing
12. Dining Room, showing area beneath porch and front steps, facing N
13. Main Lobby, showing main entrance doorways, facing SE
14. Facade, facing W
15. Facade, facing W
16. Facade, facing W
17. Facade, facing N
18. Coal Chute on West Main Street wing
19. Rear Elevation, facing E
20. Bamboo Room, facing SW
21. Representative Guest Room, showing doorway and transom
22. Dining Room, taken from North Greenwood Avenue entrance, facing S
23. Main Lobby, showing main entrance doorways, facing N
24. Porch Detail, showing pillars and railing
25. Porch Detail, showing window to Dining Room and railing, facing W
26. Front Steps, facing S
27. Porch Detail, above front steps, facing W
28. Chimney
29. Roof Detail, North Greenwood Avenue wing
30. Corner, North Greenwood Avenue wing
31. Gable End, North Greenwood Avenue wing, facing E
32. North Greenwood Avenue wing, facing E
33. Rear Elevation, showing addition, facing SE